Building Blocks for Effective Housing Elements

Housing Needs

Extremely Low-Income Households Housing Needs

Government Code (GC) Section 65583(a) requires " Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households (GC 65583 (a)(1))".

I. REQUISITE ANALYSIS

Chapter 891, Statutes of 2006 requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income and is defined as 30 percent of area median and below.

A thorough analysis includes the following:

- an estimate of the number of existing households with extremely low-income.
- an estimate of the number of projected households with ELI.

Local agencies may calculate the projected housing need for ELI households by:

A) using available census data to calculate the percentage/number of very low-income households that qualify as ELI households
    or
B) presume that 50 percent of very low-income households qualify as ELI households.

The provided number of ELI households and very low-income households must equal the jurisdiction's regional housing need allocation for very low-income households.

The analysis should assess the kind of housing available and suitable for ELI households (including Supportive Housing and Single-Room Occupancy [SROs] units) and whether existing zoning permits those housing types.

ELI households may require specific housing solutions such as:

- deeper income targeting for subsidies;
- housing with supportive services;
- single-room occupancy (SRO's) and/or shared housing; and
- rent subsidies (vouchers).

The HUD and census data from the Comprehensive Housing Affordability Strategy (CHAS) Data, can be used to determine the number of ELI households (Household Income <=30% MFI) and very low-income households with housing cost burdens and other housing problems.

Sample Table

The following is a sample table to assist in organizing critical information. The information provided in the tables should be tailored to the jurisdiction and followed by appropriate analysis. This sample table is not intended to substitute for addressing the analytical requirements of housing element law.

Housing Problems for All Households
CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI			
% with any housing problems			
% Cost Burden >30%			
% Cost Burden >50%			
Household Income >30% to <=50% MFI			
% with any housing problems			
% Cost Burden >30%			
Household Income >50% to <=80% MFI			
% with any housing problems			
% Cost Burden >30%			

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data
http://socds.huduser.org/scripts/odbic.exe/CHAS/statetable.htm

KEY IDEAS

II. MODEL ANALYSES

Sample Analysis

III. LINKS

HCD: California's Deeping Housing Crisis

Census 2000 Summary Files

State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

HUD Affordable Housing Need: A Report to Congress, May 2007

Sacramento Self Help Housing: Affordable Housing for People with Extremely Low-Incomes in the Sacramento Area